



# IV. B

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690 Chesterfield Pkwy W • Chesterfield MO 63017-0760  
Phone: 636-537-4000 • Fax 636-537-4798 • www.chesterfield.mo.us

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## Department of Planning & Public Works Public Hearing Summary Report

**P.Z. 04-2011 Arbors at Wild Horse Creek (17560 Wild Horse Creek, LLC.)**: A request for a zoning map amendment from a "E1-AC" Estate District (one acre) to a "PUD" Planned Unit Development of 23.422 acres in size and located on the south side of Wild Horse Creek Road west of its intersection of Long Road and east of its intersection with Wild Horse Parkway Drive (18V330046).

### **Summary**

McBride & Sons are requesting two zoning map amendments for the purpose of obtaining "PUD" Planned Unit Development entitlements in order to develop the property in question as a single family detached residential development of twenty-two (22) residential units on 23.422 acres of land. The property is currently zoned "NU" Non-Urban District and the petitioners are currently seeking to change the zoning in Chesterfield Zoning Petition, P.Z. 03-2011 to "E-1 AC" Estate District (one acre) for the purpose of establishing density. The granting of "E-1 AC" Estate District (one acre) would permit a maximum of twenty-three (23) residential units on this site. This petition, P.Z. 04-2011 requests "PUD" zoning entitlements of twenty-two (22) residential units. The petitioners are also requesting flexibility to the development standards of the "E-1 AC" Estate District (one acre) which will be discussed in detail at the public hearing.

The City of Chesterfield Comprehensive Plan Land Use Map delineates this property as Residential, Single family, which permits low density residential land uses.

A public hearing further addressing the request will be held at the July 25, 2011 City of Chesterfield Planning Commission meeting. Attached please find a copy of the Public Hearing Notice and the Preliminary Plan.

Respectfully submitted,

Shawn Seymour, AICP  
Senior Planner

Cc: Michael Herring, City Administrator  
Rob Heggie, City Attorney  
Michael Geisel, Director of Planning and Public Works  
Aimee Nassif, Planning and Development Services Director

**NOTICE OF PUBLIC HEARING  
CITY OF CHESTERFIELD  
PLANNING COMMISSION**

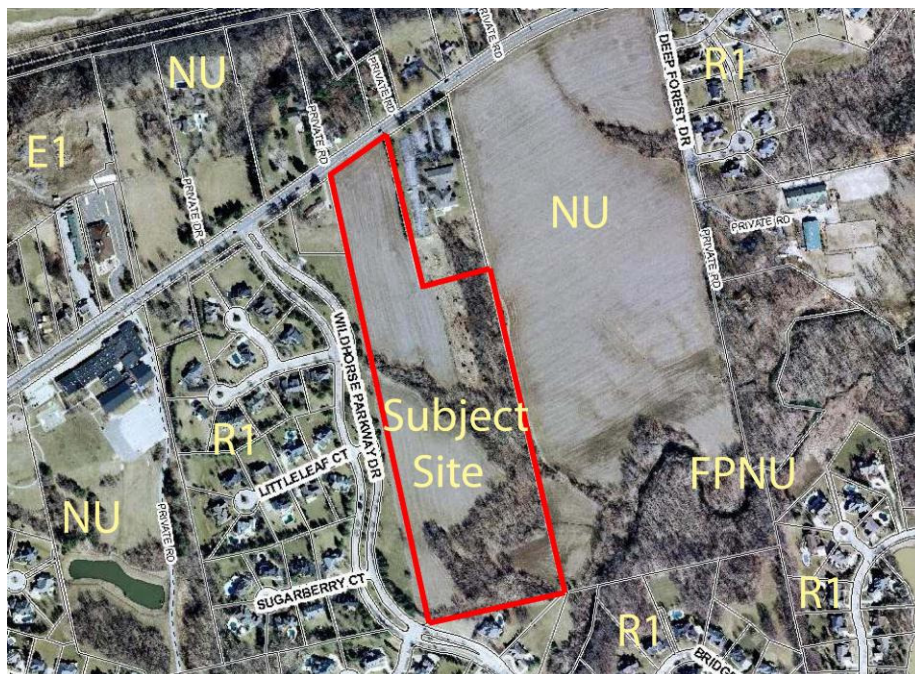
NOTICE IS HEREBY GIVEN that the Planning Commission of the City of Chesterfield will hold a Public Hearing on Monday, July 25, 2011, at 7:00 PM, in the Council Chambers at the City Hall, 690 Chesterfield Parkway West, Chesterfield, Missouri 63017.

Said hearing will be as follows:

**P.Z. 03-2011 Arbors at Wild Horse Creek (17560 Wild Horse Creek, LLC.):** A request for a zoning map amendment from a "NU" Non-Urban District to a "E-1 AC" Estate District (one acre) of 23.422 acres in size and located on the south side of Wild Horse Creek Road west of its intersection of Long Road and east of its intersection with Wild Horse Parkway Drive (18V330046).

And

**P.Z. 04-2011 Arbors at Wild Horse Creek (17560 Wild Horse Creek, LLC.):** A request for a zoning map amendment from a "E-1 AC" Estate District (one acre) to a "PUD" Planned Unit Development of 23.422 acres in size and located on the south side of Wild Horse Creek Road west of its intersection of Long Road and east of its intersection with Wild Horse Parkway Drive (18V330046).



Anyone interested in the proceedings will be given an opportunity to be heard. Copies of the request are available for review in the Department of Planning and Public Works at the Chesterfield City Hall, 690 Chesterfield Parkway West during weekdays between the hours of 8:30 a.m. and 4:30 p.m. If you should need additional information about this project, please contact Mr. Shawn Seymour, Senior Planner, by telephone at 636-537-4741 or by email at [sseymour@chesterfield.mo.us](mailto:sseymour@chesterfield.mo.us)

CITY OF CHESTERFIELD  
Amy Nolan, Vice Chair  
Chesterfield Planning Commission

# ARBORS AT WILDHORSE CREEK

A TRACT OF LAND BEING A PART OF LOT 7 AND PART OF LOT 8 IN MARY SCHAEFFER ESTATE  
AND BEING SITUATED IN U.S. SURVEY 150, TOWNSHIP 45 NORTH, RANGE 3 EAST,  
CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI

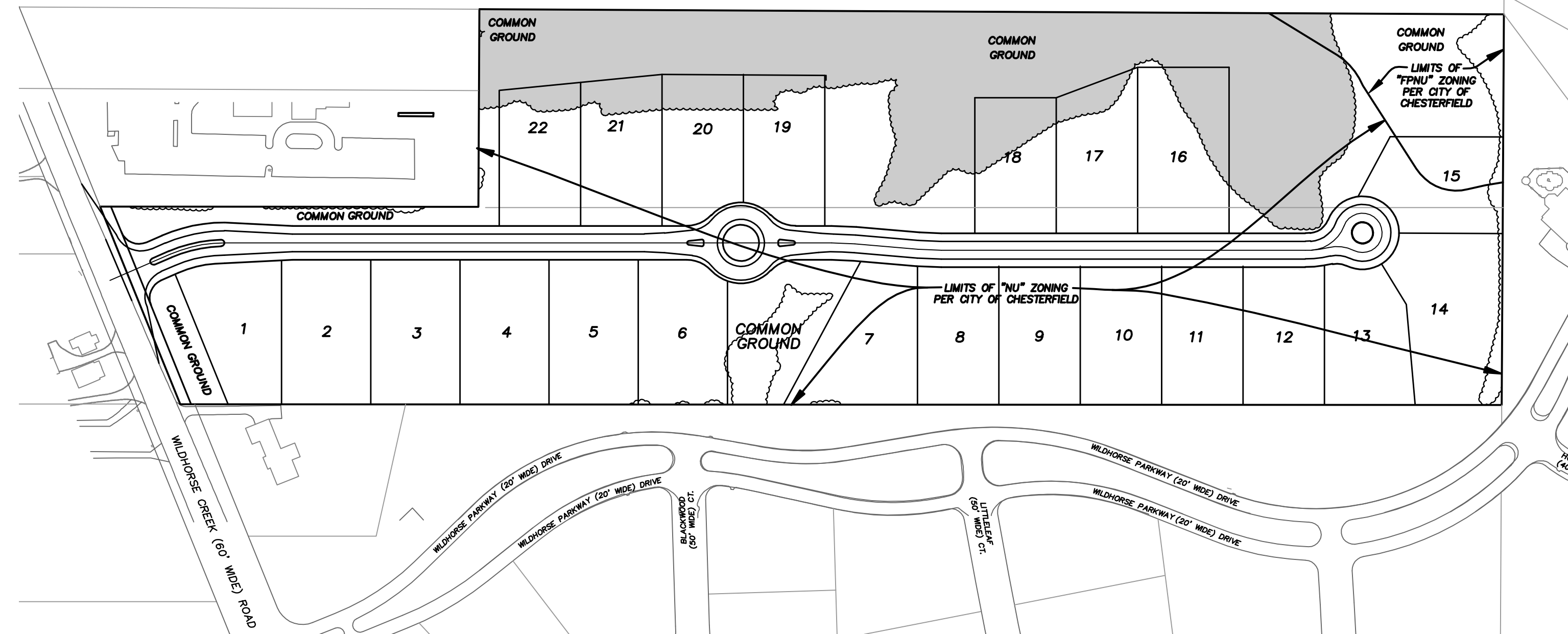
## PRELIMINARY DEVELOPMENT PLAN

### GENERAL NOTES:

- THIS SITE IS IN THE FOLLOWING DISTRICTS:  
METROPOLITAN ST. LOUIS SEWER DISTRICT  
MONARCH FIRE PROTECTION DISTRICT  
ROCKWOOD R-6 SCHOOL DISTRICT
- THIS SITE IS IN THE FOLLOWING UTILITY SERVICE AREAS:  
MISSOURI AMERICAN WATER COMPANY  
AMEREN UE  
AT&T  
LACLEDE GAS COMPANY  
CHARTER COMMUNICATIONS
- SANITARY SEWER CONSTRUCTION AND CONNECTIONS SHALL BE AS APPROVED BY THE METROPOLITAN ST. LOUIS SEWER DISTRICT AND IN ACCORDANCE WITH THE STANDARD CONSTRUCTION SPECIFICATIONS FOR SEWERS AND DRAINAGE FACILITIES.
- STORM WATER SYSTEM SHALL BE DESIGNED PURSUANT TO THE CITY OF CHESTERFIELD AND METROPOLITAN ST. LOUIS SEWER DISTRICT REQUIREMENTS AND DISCHARGE AT AN ADEQUATE NATURAL DISCHARGE POINT.
- NO SLOPES SHALL EXCEED 3 (HORIZONTAL) TO 1 (VERTICAL), UNLESS JUSTIFIED BY GEOTECHNICAL REPORT WHICH HAS BEEN ACCEPTED/APPROVED BY THE CITY OF CHESTERFIELD.
- THE LOCATION OF STORM AND SANITARY SEWER IMPROVEMENTS ARE APPROXIMATE ONLY. ACTUAL LOCATION SHALL BE DETERMINED BY FIELD CONDITIONS AND SHALL BE INDICATED ON THE IMPROVEMENT PLANS.
- GRADING SHALL BE PER CITY OF CHESTERFIELD STANDARDS. SOURCE OF TOPOGRAPHY MSD ORTHOTOPO.
- STREET TREES AND STREET LIGHTS (UNLESS OTHERWISE DEPICTED) SHALL BE PER CITY OF CHESTERFIELD STANDARDS.
- PROJECT IDENTIFICATION SIGNS SHALL HAVE A MAXIMUM AREA OF FIFTY (50) SQUARE FEET, A MAXIMUM HEIGHT OF SIX (6) FEET, AND SHALL REMAIN OUTSIDE OF THE THIRTY (30) FOOT SIGHT DISTANCE TRIANGLE.
- NEAREST MAJOR INTERSECTION IS WILDHORSE CREEK ROAD AND LONG ROAD.
- ALL SIDEWALKS SHALL BE CONSTRUCTED TO ADA AND THE CITY OF CHESTERFIELD STANDARDS.
- EXISTING OWNERS: 17560 WILDHORSE CREEK, LLC  
1422 PAULAND PLACE  
CHESTERFIELD, MO 63005-4319
- SITE TO CONFORM TO THE CITY OF CHESTERFIELD TREE REQUIREMENTS.
- MAXIMUM HEIGHT OF THE RESIDENCES WILL NOT EXCEED 50 FEET.

### SITE INFORMATION

LOCATOR NUMBERS: 18V330046  
EXISTING ZONING: NU  
PROPOSED ZONING: E1 PLANNED UNIT DEVELOPMENT (E1-PUD)  
GROSS AREA OF SITE: 23.42 ACRES  
DENSITY CALCULATIONS:  $\frac{23.42 \text{ AC} \times 43,560 \text{ SQ.FT./AC.}}{43,560 \text{ SQ.FT./LOT}} = 23 \text{ LOTS ALLOWED}$   
AVERAGE LOT SIZE: 26,630 S.F.  
MAXIMUM NUMBER OF UNITS ALLOWED: 23  
NUMBER OF UNITS PROPOSED: 22  
LOT DEVELOPMENT REQUIREMENTS:  
FRONT YARD SETBACK: 20'  
SIDE YARD SETBACK: 10'  
REAR YARD SETBACK: 25'  
MIN. LOTS SIZE: 24,000 SQ. FT.  
NUMBER OF PARKING SPACES: TWO PER UNIT = 44 SPACES.  
PROPOSED STREETS SHALL BE PUBLIC 26' WIDE PAVEMENT WITH 50' WIDE R.O.W.  
COMMON GROUND = 7.50 ACRES WHICH EQUALS 32.0% OF THE SITE.  
FLOOD MAP: FIRM NO. 29189C0120H DATED 08-02-95



PROJECT ZIP CODE: 63005

### LEGAL DESCRIPTION

A TRACT OF LAND BEING ALL OF LOT 1 OF "MARY SCHAEFFER ESTATE ADJUSTMENT"; A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 352, PAGE 809 OF THE ST. LOUIS COUNTY, MISSOURI RECORDS, SITUATED IN U.S. SURVEY 150, TOWNSHIP 45 NORTH, RANGE 3 EAST OF THE FIFTH PRINCIPAL MERIDIAN, CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

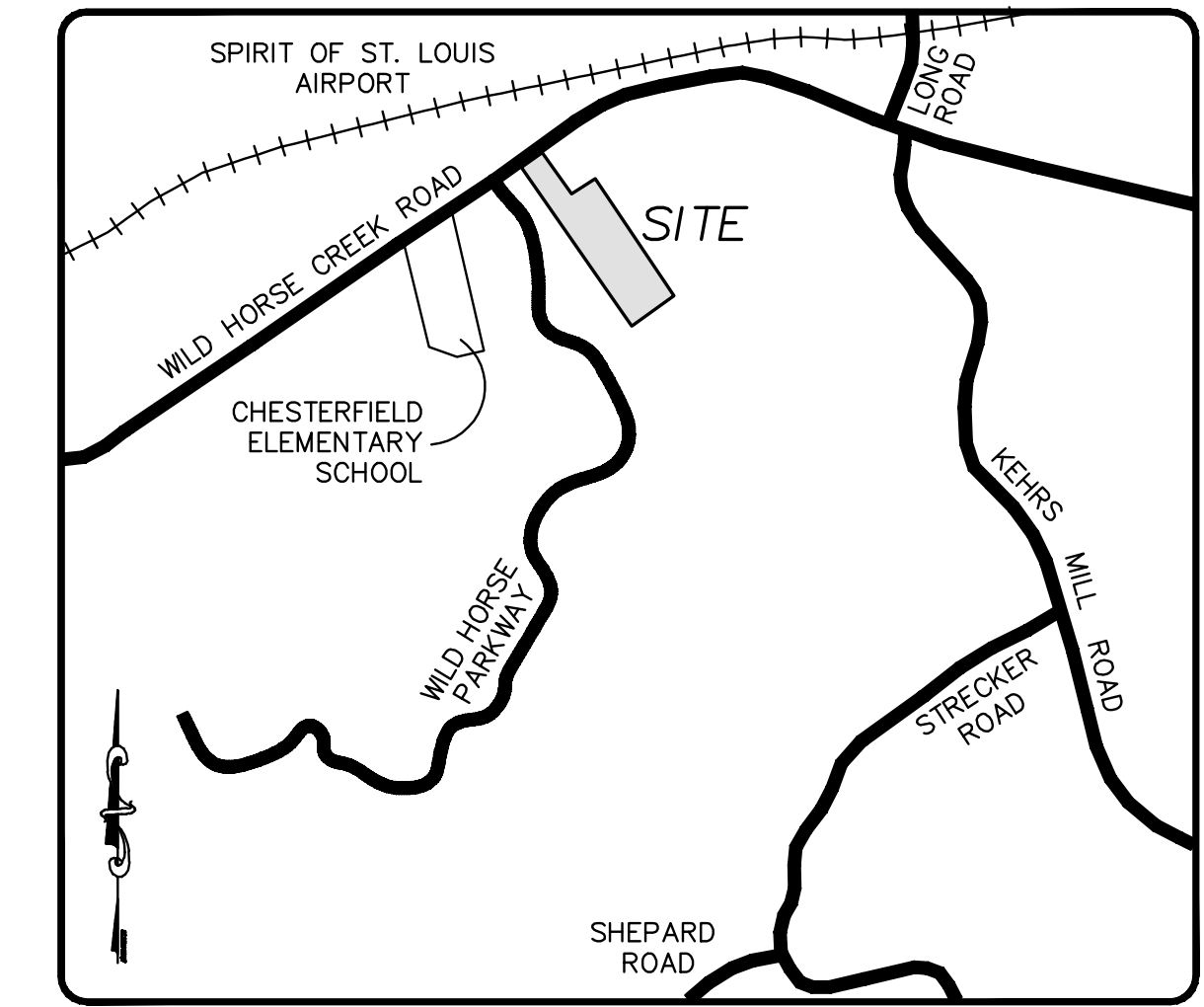
BEGINNING AT THE NORTHWEST CORNER OF ABOVE SAID LOT 1, SAID CORNER BEING THE INTERSECTION OF THE SOUTH RIGHT-OF-WAY LINE OF WILDHORSE CREEK ROAD (60 FEET WIDE) AND THE WEST LINE OF LOT 7 OF "MARY SCHAEFFER ESTATE"; A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 17, PAGE 4 OF ABOVE SAID RECORDS; THENCE ALONG SAID SOUTH RIGHT-OF-WAY LINE OF WILDHORSE CREEK ROAD, NORTH 55 DEGREES 15 MINUTES 36 SECONDS EAST, 314.28 FEET TO A POINT BEING THE NORTHWEST CORNER OF LOT 2 OF ABOVE SAID "MARY SCHAEFFER ESTATE ADJUSTMENT"; THENCE LEAVING SOUTH RIGHT-OF-WAY LINE AND ALONG THE WEST LINE OF SAID LOT 2, SOUTH 12 DEGREES 36 MINUTES 16 SECONDS EAST, 558.02 FEET TO POINT BEING THE SOUTHWEST CORNER OF SAID LOT 2; THENCE LEAVING LAST SAID WEST LINE AND ALONG THE SOUTH LINE OF SAID LOT 2, NORTH 77 DEGREES 39 MINUTES 28 SECONDS EAST, 291.46 FEET TO A POINT BEING THE SOUTHEAST CORNER OF SAID LOT 2, SAID POINT ALSO BEING ON THE EAST LINE OF LOT 8 OF SAID "MARY SCHAEFFER ESTATE"; THENCE LEAVING LAST SAID SOUTH LINE AND ALONG THE EAST LINE OF SAID LOT 8, SOUTH 12 DEGREES 22 MINUTES 00 SECONDS EAST, 1511.00 FEET TO THE SOUTHEAST CORNER OF SAID LOT 8; THENCE LEAVING LAST SAID EAST LINE AND ALONG THE SOUTH LINE OF SAID LOT 8 AND ITS PROLONGATION, BEING THE SOUTH LINE OF SAID LOT 7, SOUTH 77 DEGREES 39 MINUTES 28 SECONDS WEST, 576.03 FEET TO A POINT BEING THE SOUTHWEST CORNER OF SAID LOT 7; THENCE LEAVING LAST SAID SOUTH LINE AND ALONG THE WEST LINE OF SAID LOT 7, NORTH 12 DEGREES 36 MINUTES 48 SECONDS WEST, 1949.28 FEET TO THE POINT OF BEGINNING AND CONTAINS 1,020,280 SQUARE FEET, OR 23.42 ACRES, MORE OR LESS.

### SURVEYORS CERTIFICATION

THIS IS TO CERTIFY THAT WE HAVE, DURING THE MONTH OF JUNE, 2011, AT THE REQUEST OF MCBRIDE WILDHORSE, LLC PREPARED A PRELIMINARY DEVELOPMENT PLAN OF "ARBORS AT WILDHORSE CREEK", A TRACT OF LAND BEING A PART OF LOT 7 AND PART OF LOT 8 IN MARY SCHAEFFER ESTATE BEING SITUATED IN U.S. SURVEY 150, TOWNSHIP 45 NORTH, RANGE 3 EAST, CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI. THIS PLAN IS NOT A SURVEY AND DOES NOT MEET THE "MISSOURI MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS" (10 CSR 30-2 AND 4 CSR 30-16 EFFECTIVE DATE DECEMBER 30, 1994).

THE STERLING COMPANY

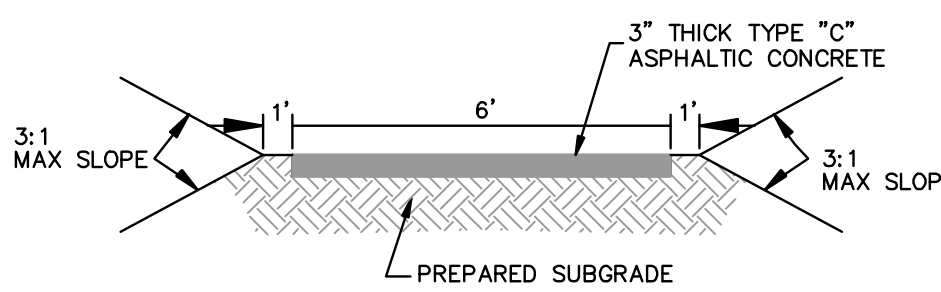
George J. Gower - Vice President  
MO. Reg. L.S. - #2336



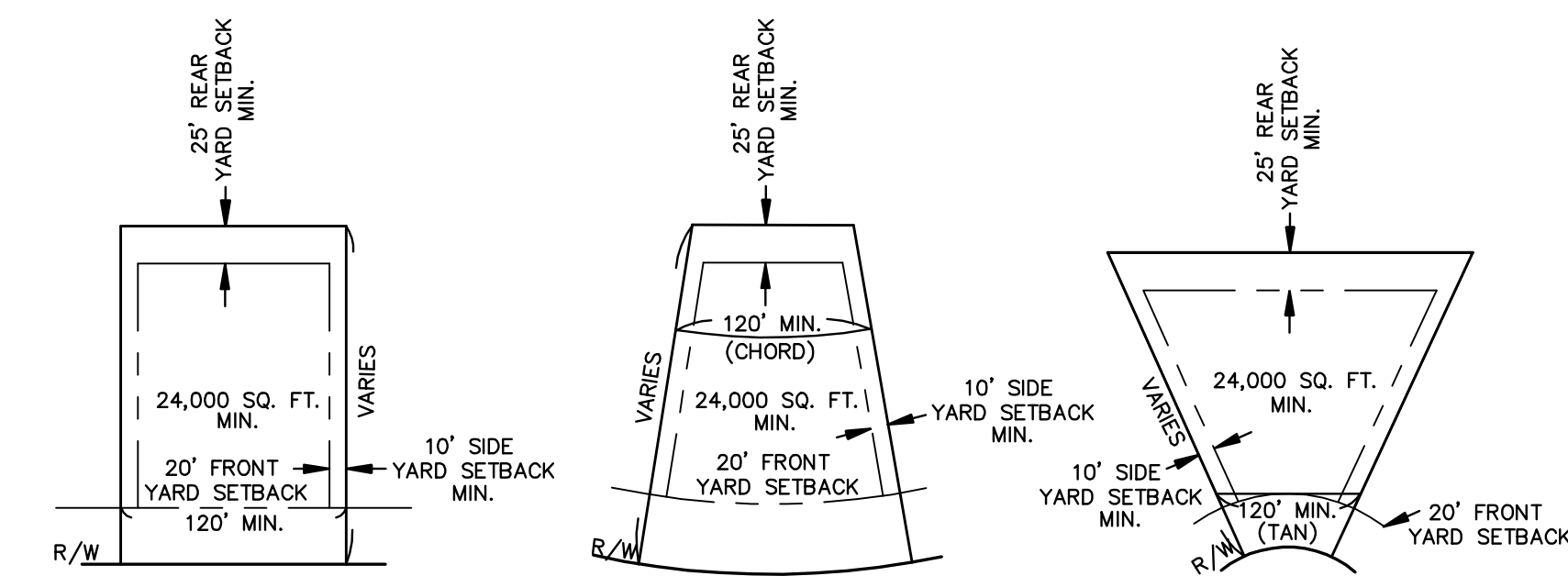
LOCATION MAP  
N.T.S.

### LEGEND

EXISTING	PROPOSED
6-42	6-47
185%	5-56.0
CONTOURS	CONTOURS
SPOT ELEVATIONS	SPOT ELEVATIONS
CH-NTR LINE	CH-NTR LINE
BUILDINGS, ETC.	BUILDINGS, ETC.
TRE LINE	TRE LINE
F-HNC	F-HNC
STORM S-W-HS	STORM S-W-HS
SANITARY S-W-HS	SANITARY S-W-HS
CATCH BASIN	CATCH BASIN
AREA INLET	AREA INLET
GRATE INLET	GRATE INLET
STORM MANHOLE	STORM MANHOLE
SANITARY MANHOLE	SANITARY MANHOLE
HARD END SECTION	HARD END SECTION
CI-FANOUT	CI-FANOUT
UTILITY CONNECTION	UTILITY CONNECTION
UTILITY OR POWER POLE	UTILITY OR POWER POLE
HYD-RANT	HYD-RANT
TR-ST HOIT	TR-ST HOIT
PAV-MENT	PAV-MENT
GAS MAIN & S/L	GAS MAIN & S/L
WATER MAIN & S/L	WATER MAIN & S/L
TH-PHON	TH-PHON
ELECTRIC (U) UNDERGROUND	ELECTRIC (U) UNDERGROUND
OWW	OWW
ELECTRIC (O) OVERHEAD	ELECTRIC (O) OVERHEAD
HOW LINE	HOW LINE
TO BE REMOVED	TO BE REMOVED
TOP OF CURB	TOP OF CURB
SWAL	SWAL
LIGHT STANDARD	LIGHT STANDARD
STREET SIGN	STREET SIGN
P.S.	P.S.
PARKING STALLS	PARKING STALLS
YARD LIGHT	YARD LIGHT



ASPHALT WALKING PATH  
(NOT TO SCALE)



TYPICAL LOT  
(NOT TO SCALE)

ISSUE REMARKS/DATE  
1 8-8-2011, INITIAL SUBMITTAL

McBride Wildhorse, LLC  
5081 New Baumgartner Road  
St. Louis, Missouri 63129  
Ph. 314-487-6717

THE STERLING CO.  
ENGINEERS & SURVEYORS  
5085 New Baumgartner Road  
St. Louis, Missouri 63129  
Ph. 314-487-0440 Fax. 314-487-9944  
www.sterling-eng-srv.com  
Corporate Certificate of Authority #001948

Arbors at  
Wildhorse Creek  
Chesterfield, Missouri

COVER SHEET

The Professional Engineer and/or Surveyor shall be responsible for the accuracy of the information shown on this plan. The engineer and/or surveyor shall not be held responsible for the accuracy of the information shown on this plan if the engineer and/or surveyor has not been properly notified of the error.

Date: 8-3-2011  
MICHAEL G. BOERDING  
License No. E-28643  
Civil Engineer

Job Number  
11-01-002

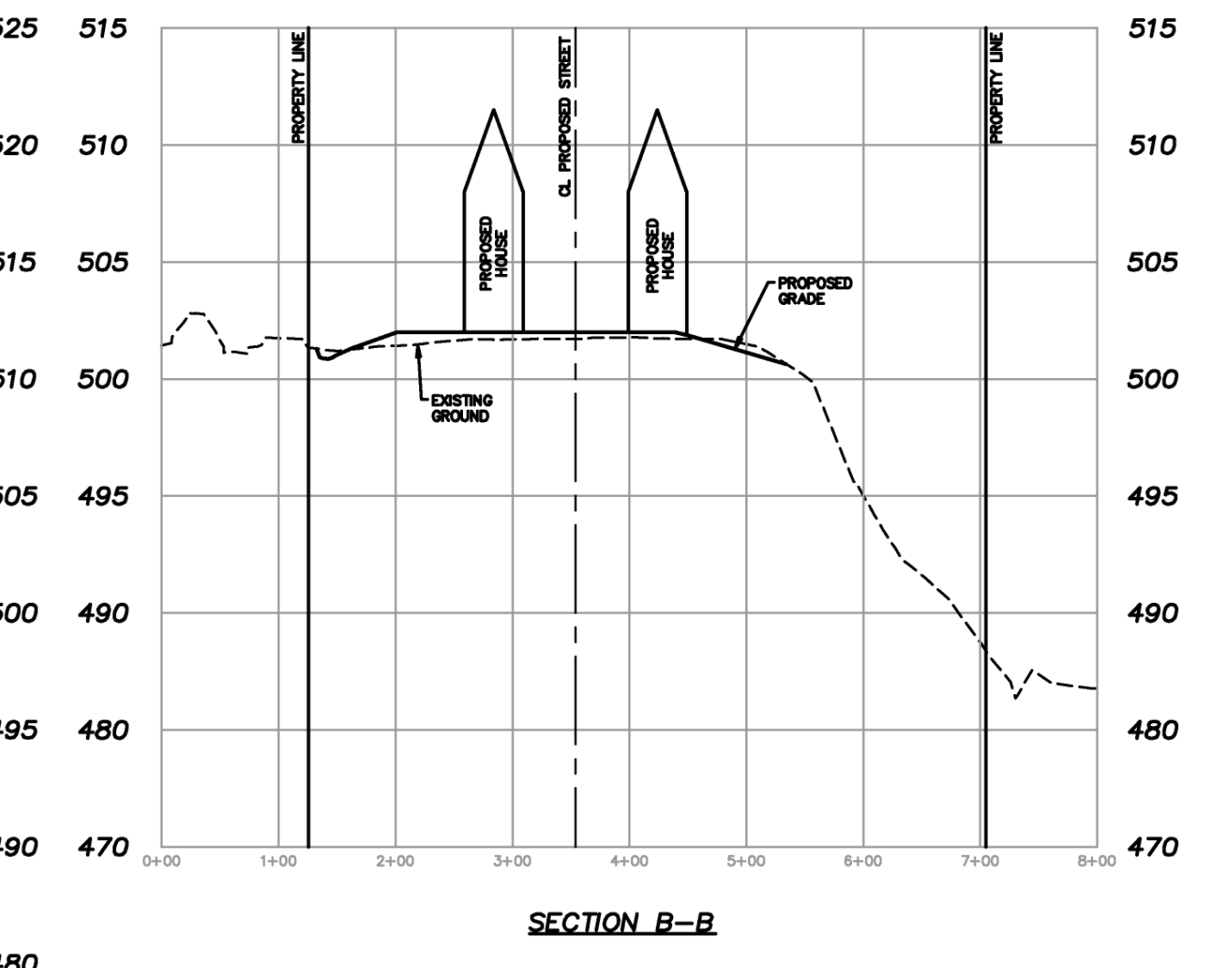
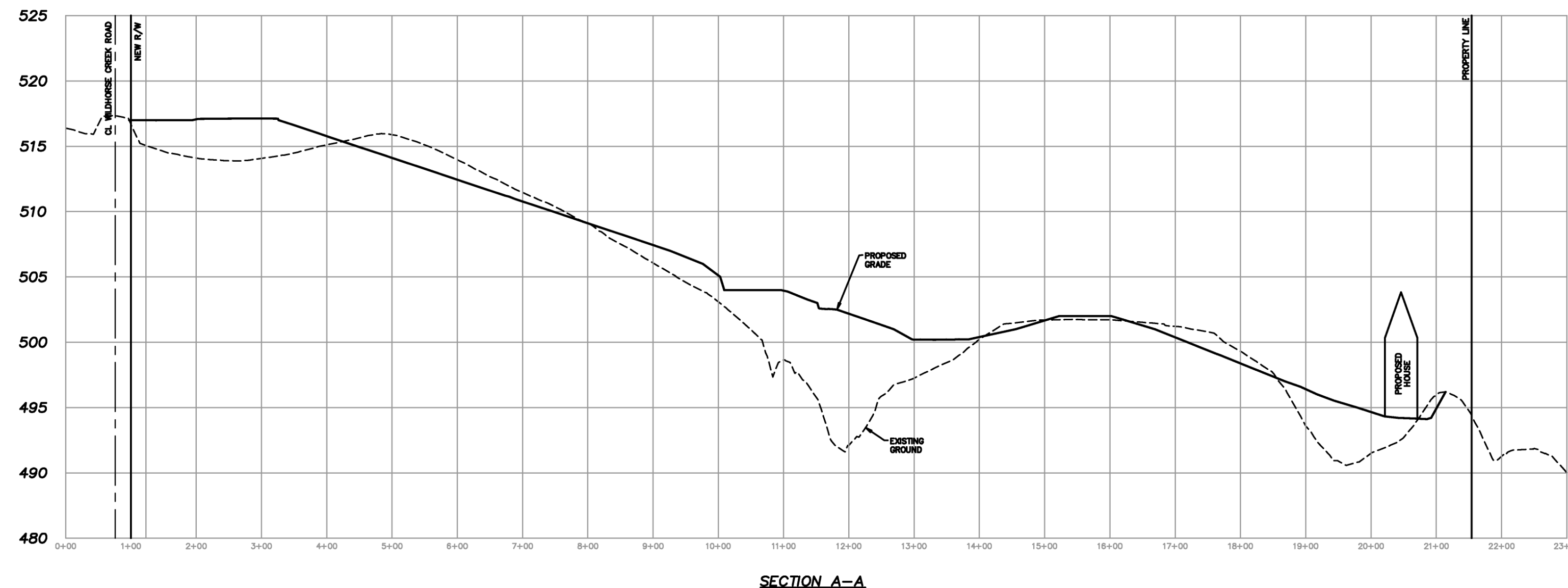
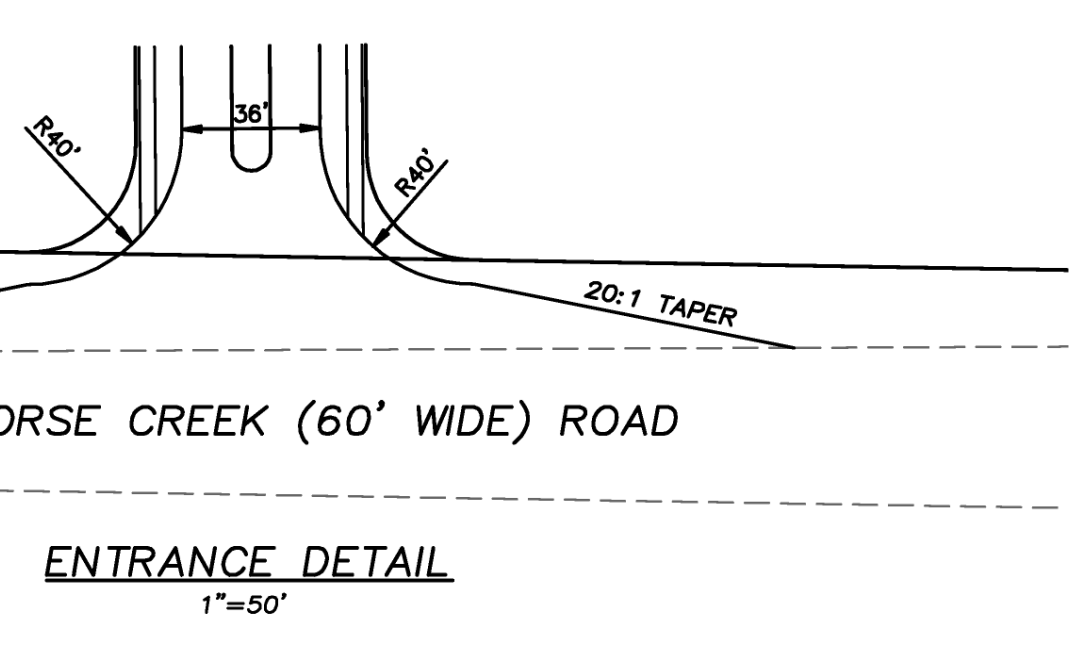
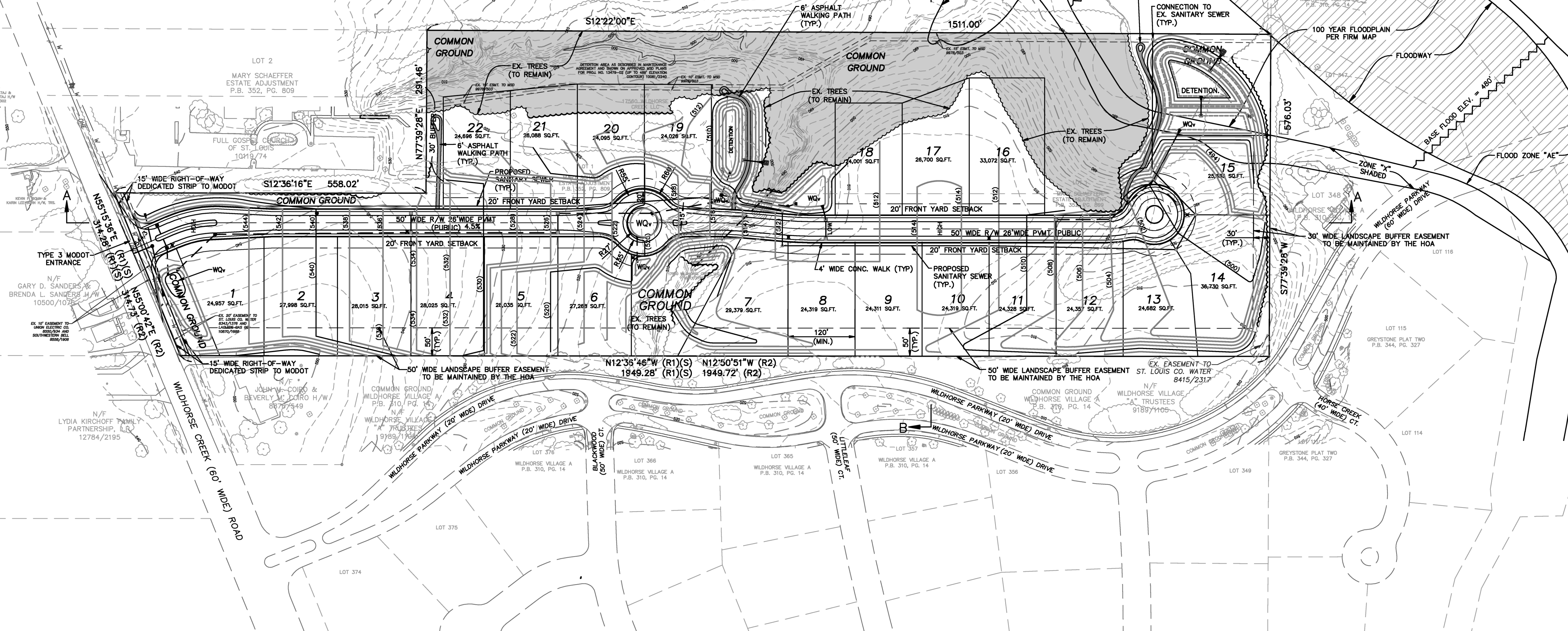
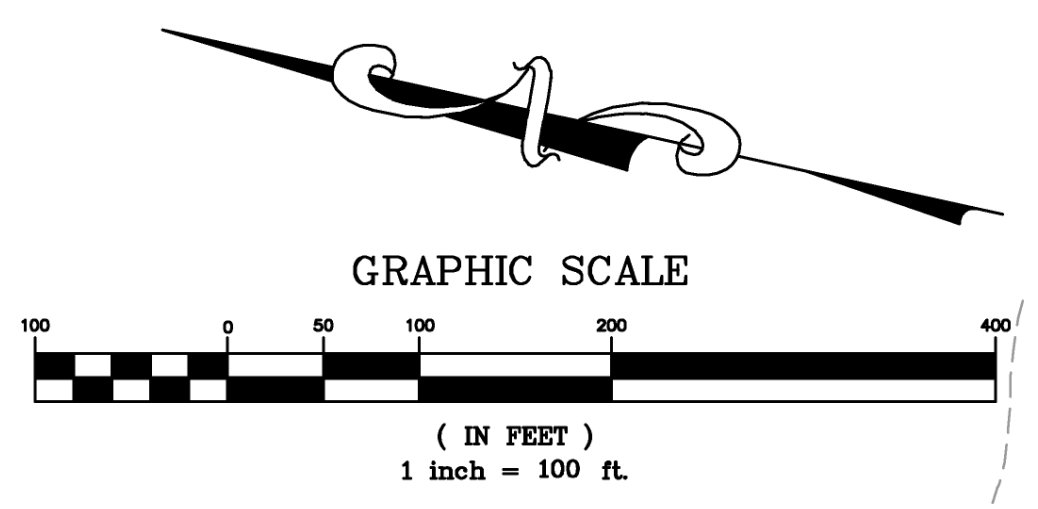
Date  
JUNE 3, 2011

Designed: Sheet

Drawn: 1.1

Checked: PRE

MSD Base Map 18V  
MSD P #  
Highway & Traffic #



THE UNDERGROUND UTILITIES SHOWN HEREON WERE PLOTTED FROM AVAILABLE INFORMATION AND DO NOT NECESSARILY REFLECT THE ACTUAL EXISTENCE, NONEXISTENCE, SIZE, TYPE, NUMBER OR LOCATION OF THESE OR OTHER UTILITIES. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE ACTUAL LOCATION OF ALL UNDERGROUND UTILITIES, SHOWN OR NOT SHOWN, AND SAID UTILITIES SHALL BE LOCATED IN THE FIELD PRIOR TO ANY GRADING, EXCAVATION OR CONSTRUCTION OF IMPROVEMENTS. THESE PROVISIONS SHALL IN NO WAY ABSOLVE ANY PARTY FROM COMPLYING WITH THE UNDERGROUND FACILITY SAFETY AND DAMAGE PREVENTION ACT, CHAPTER 319, RSMo

ISSUE	REMARKS/DATE
1	8-3-2011, INITIAL SUBMITTAL

**McBride Wildhorse, LLC**  
5081 New Baumgartner Road  
St. Louis, Missouri 63129  
Ph. 314-487-6717

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www.sterling-eng-srv.com  
Corporate Certificate of Authority #001948

**Arbors at Wildhorse Creek**  
Chesterfield, Missouri  
PRELIMINARY PLAN

Date: 8-3-2011  
MICHAEL G. BOERDING  
License No. E-28843  
Civil Engineer

Job Number: 11-01-002  
Date: JUNE 3, 2011  
Designed: Sheet  
Drawn: 2.1  
Checked: PRE

MSD Base Map 18V  
MSD P#  
Highway & Traffic #